

**Prepared by:**

Fearnley & Califf, PLLC  
981 Goodman Road - Suite 105  
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Phone No.: 6625364907  
Linda J. Mathis, Attorney - MS Bar Number: 9183

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Phone No.: 6625364907

**STATE OF MISSISSIPPI**

**FHA CASE NO. 281-314096**

**COUNTY OF DeSoto**

**SPECIAL WARRANTY DEED**

**INDEXING INSTRUCTIONS: Lot 1732, Sec I, Greenbrook S/D, Sec 30, T1S, R7W, Plat Book 11, Page 23-24, DeSoto Co, MS**

**This Indenture**, made this 2 day of November, 2010, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged,

**Shaun Donovan, Secretary of Housing and Urban Development of Washington, D.C.,  
(Grantor)**

c/o Hooks Van Holm, Inc.  
1021 Noble Street, Suite 212  
Anniston, AL 36203  
(256) 241-1415  
No Second Number

party of the first part, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey, confirm and specially warrant unto,

**Pinnacle Real Estate, LLC, Tenant in Severalty,  
(Grantee(s))**

P.O. Box 35  
Olive Branch, MS 38654  
(901) 337-3547  
No Second Number

( ) as joint tenants with full rights of survivorship and not as tenants in common, (if applicable) party(ies) of the second part, the following described property situated in DeSoto County, State of Mississippi, and being more particularly described as follows, to-wit:

**Lot 1732, Section I, Greenbrook Subdivision, situated in Section 30, Township 1 South, Range 7 West, DeSoto County, MS, as per plat of record in Plat Book 11, Page 23-24, in the Chancery Clerk's Office of DeSoto County, MS.**

**Being** the same property acquired by the party of the first part pursuant to the provision of the National Housing Act, as amended (12 USA 1701 et seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531).

**This Deed** not to be in effect until: **November 5, 2010**

**To have and to hold** the said property hereinbefore described, with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the Grantee(s), forever, in fee simple; and the Grantor specially warrants the title to the said bargained property above described against the lawful claims of **all persons claiming by, through or under the Grantor.**

**Subject to any and all** prior and outstanding leases, exceptions, reservations and/or conveyances of oil, gas and/or other minerals and any geothermal energy resources lying in, on and under the above described property.

**Subject to** any environmental condition existing upon the subject property which would cause said property to be in violation of any State and/or Federal Environmental Protection Act.

**Subject to** any and all covenants, restrictions, easements, conditions and rights-of-way, whether of record or of use, which affect the real property, hereby conveyed; and **subject to** any state of facts an accurate survey would show.

In Witness whereof the undersigned Cheryl Berry, who acknowledged that she/he is **HUD's Delegated Authority** of Hooks Van Holm, Inc., an Alabama corporation, and has set her/his hand and seal for and on behalf of the said the Secretary of Housing and Urban Development, under authority and by virtue of that delegation of authority published at 70 F. R. 43171 (July 26, 2005), as amended.

Secretary of Housing and Urban Development

By: Cheryl Berry  
Its: Authorized Signatory

STATE OF ALABAMA  
COUNTY OF CALHOUN

Personally appeared before me, the undersigned authority in and for said county and state, on this 2 day of November, 2010, within my jurisdiction, the within named Cheryl Berry who acknowledged to me that she/hewith is **HUD's Delegated Authority** of Hooks Van Holm, Inc., an Alabama corporation, and has set her/his hand and seal for and on behalf of the said the Secretary of Housing and Urban Development, under authority and by virtue of that delegation of authority published at 70 F. R. 43171 (July 26, 2005), as amended, and as the act and deed of said Corporation and the Secretary of Housing and Urban Development, she/he executed the above and foregoing instrument, after first having been duly authorized by said Corporation and the Secretary of Housing and Urban Development so to do.

Linda W Jackson  
NOTARY PUBLIC

My Commission Expires: 11/23/13

(Seal)

Parcel No.: 1 07 9 30 03 0 01732 00

Mail Tax Bills to: Pinnacle Real Estate, LLC  
P.O. Box 35  
Olive Branch, MS 38654

Property Address: 904 Waterford Place  
Southaven, MS 38671

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LINDA W JACKSON  
NOTARY PUBLIC  
ALABAMA  
STATE AT LARGE

